



PHAP18-00032

Date: August 20, 2018
Application Type: Certificate of Appropriateness
Property Owner: Travis and Celeste Diaz
Representative: Flor Isela Lujan
Legal Description: 128 Government Hill w 1/2 of 14 to 18 (8729 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4711 Chesterfield Avenue
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1940
Historic Status: Contributing
Request: Certificate of Appropriateness for the construction of an addition
Application Filed: 7/27/2018
45 Day Expiration: 9/10/2018

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of an addition

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.*
- *Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *Design an addition that is compatible with but subtly different from existing historic homes in the district.*
- *Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

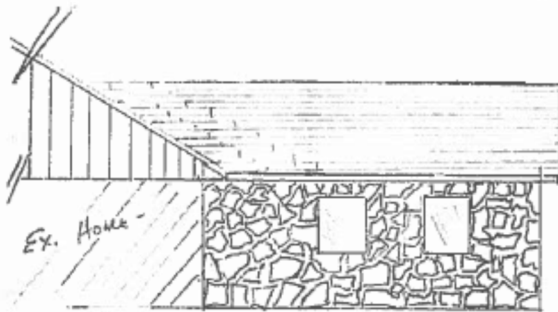
- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The modifications are that the proposed exterior façade material of the addition be changed to a different material and that the permits not be issued for new construction until the small patio is removed.

AERIAL MAP



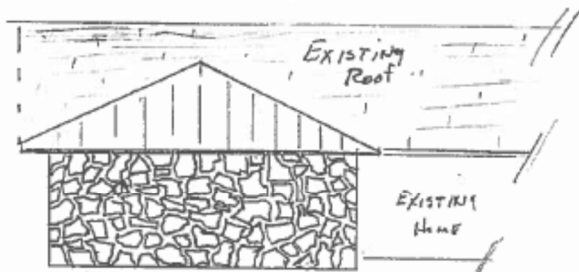
ELEVATIONS



East Elevation N/S



West Elevation N/S



North Elevation N/S

7411 Chesterfield Ave.
El Paso, Texas 79903
128 Government Hill
W12 of 14 to 21
(8,721 sq/ft)